



# Agenda

## Downtown, Aviation, Economy and Innovation Subcommittee

Wednesday, June 6, 2018

10:00 AM

First Floor Assembly Rooms A, B & C

### CALL TO ORDER

### CALL TO THE PUBLIC

### MINUTES OF MEETINGS

- 1 **For Approval or Correction, the Minutes of the Downtown, Aviation, Economy and Innovation Subcommittee Meeting on May 2, 2018** **Page 10**

**Responsible Department**

This item is submitted by Deputy City Manager Deanna Jonovich.

### CONSENT ACTION (ITEMS 2-9)

- 2 **Embry-Riddle Facility Lease**

This report requests the Downtown, Aviation, Economy, and Innovation Subcommittee recommend the City Council authorize the City Manager to enter into a facility lease agreement with Embry-Riddle Aeronautical University, Inc. at 2625 E. Air Lane located at Sky Harbor International Airport. Estimated revenue to the City if all options are exercised is approximately \$296,945, not including CPI adjustments.

**Page 20**

**THIS ITEM IS FOR CONSENT ACTION.**

**Responsible Department**

This item is submitted by Deputy City Manager Deanna Jonovich and the Aviation Department.

**3 Lux Air Ground Lease Agreement and Fixed Base Operator Lease Amendment Page 22**

This report requests the Downtown, Aviation, Economy and Innovation Subcommittee recommend City Council approval to enter into a new ground lease and to amend the existing Fixed Base Operator Lease Agreement 138997 with DBRT Goodyear FBO, LLC, dba Lux Air at Phoenix Goodyear Airport. The total combined rent for the new ground lease and the amended FBO Lease is approximately \$5,316,706 over the term of the Lease Agreements, not including CPI adjustments.

**THIS ITEM IS FOR CONSENT ACTION.**

**Responsible Department**

This item is submitted by Deputy City Manager Deanna Jonovich and the Aviation Department.

**4 Enter License Agreements with Wireless Providers Page 24**

This report requests the Downtown, Aviation, Economy and Innovation Subcommittee recommend City Council authorization to enter into License Agreements with Sprint, Verizon, T-Mobile, and AT&T for macro cellular antenna sites at Phoenix Sky Harbor International Airport. The estimated aggregate revenue to the City is approximately \$4,749,088, not including annual adjustments.

**THIS ITEM IS FOR CONSENT ACTION.**

**Responsible Department**

This item is submitted by Deputy City Manager Deanna Jonovich and the Aviation Department.

**5 PHX Flight Tracking and Noise Monitoring Services Page 26**

This report requests the Downtown, Aviation, Economy and Innovation Subcommittee recommend City Council authorize the City Manager to enter into a contract with Harris Corporation to maintain and operate the PHX flight tracking and noise monitoring services. The annual cost of the

contract will not exceed \$250,000 and is for a three-year contract period, with two options to extend the term for one year each.

**THIS ITEM IS FOR CONSENT ACTION.**

**Responsible Department**

This item is submitted by Deputy City Manager Deanna Jonovich and the Aviation Department.

**6 Authorization to Issue Request for Proposals for FY 2018-19  
Tourism and Hospitality Advisory Board Funds**

**Page 29**

This report requests the Downtown, Aviation, Economy and Innovation Subcommittee recommend City Council approval to issue a Request for Proposals for Tourism and Hospitality Advisory Board Funds.

**THIS ITEM IS FOR CONSENT ACTION.**

**Responsible Department**

This item is submitted by Assistant City Manager Milton Dohoney, Jr. and the Phoenix Convention Center Department.

**7 Authorization to Enter into Three-Year Agreement with Phoenix Sister  
Cities, Inc.**

**Page 31**

This report requests the Downtown, Aviation, Economy and Innovation Subcommittee recommend the City Council authorize the City Manager to execute a three-year agreement with Phoenix Sister Cities, Inc. beginning on July 1, 2018, to support program coordination in youth and education, municipal and technical cooperation, business, arts and culture with Phoenix's 10 Sister Cities. Estimated annual expenditures for the contract are approximately \$47,500, not to exceed \$142,500 over the life of the contract.

**THIS ITEM IS FOR CONSENT ACTION.**

**Responsible Department**

This item is submitted by Deputy City Manager Deanna Jonovich and the Community and Economic Development Department.

**8 Request to Acquire a Conservation Easement for 218 E. Portland St. in the Evans Churchill Area Page 33**

This report requests the Downtown, Aviation, Economy, and Innovation Subcommittee recommend City Council approval to acquire and accept a conservation easement on 218 E. Portland St. to promote adaptive reuse and maintain the history of the area. Consistent with other grants provided to projects within the area, staff is recommending up to \$125,000 of funding in exchange for the conservation easement.

**THIS ITEM IS FOR CONSENT ACTION.**

**Responsible Department**

This item is submitted by Deputy City Managers Deanna Jonovich and Mario Paniagua, and the Community and Economic Development and Planning and Development departments.

**9 Exterior Rehabilitation Grant Application for Dr. James C. Norton House, 2700 N. 15th Ave. Page 35**

This report requests the Downtown, Aviation, Economy, and Innovation Subcommittee recommend City Council approval of an Exterior Rehabilitation grant of up to \$70,000 for the historic Dr. James C. Norton House, located at 2700 N. 15th Ave.

**THIS ITEM IS FOR CONSENT ACTION.**

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

**INFORMATION ONLY (ITEMS 10-11)**

10 **Key Phoenix Economic Indicators Quarterly Report** **Page 37**

This report transmits the third quarter report on Key Phoenix Economic Indicators for fiscal year 2017-18 to the Downtown, Aviation, Economy and Innovation Subcommittee.

**THIS ITEM IS FOR INFORMATION ONLY.**

**Responsible Department**

This item is submitted by City Manager Ed Zuercher and the Budget and Research Department.

11 **Authorization to Enter Into a Development Agreement with Yosemite Partners LLC for the Sale of 814 N. 5th Ave.** **Page 51**

This report requests the Downtown, Aviation, Economy and Innovation Subcommittee recommend City Council authorization to enter into a development agreement, and other agreements as necessary, with Yosemite Partners, LLC, or its City-approved designee for the sale and development of a City-owned property located at 814 N. 5th Ave. The sale of the Site will generate a one time \$260,000 sales proceed to the City.

**THIS ITEM IS FOR INFORMATION ONLY.**

**Responsible Department**

This item is submitted by Deputy City Managers Deanna Jonovich and Mario Paniagua, and the Community and Economic Development and Neighborhood Services departments.

**DISCUSSION AND POSSIBLE ACTION (ITEMS 12-16)**

12 **Authorization to Enter into a Contract with Aramark Sports and Entertainment L.L.C.** **Page 53**

This report requests the Downtown, Aviation, Economy and Innovation Subcommittee recommend City Council approval to enter into a 10-year contract, with one option to extend for an additional five years, with Aramark Sports and Entertainment L.L.C. for exclusive food and beverage services at the Phoenix Convention Center. This is a revenue-generating contract and is anticipated to result in approximately \$90 million in revenue over the life of the contract, and an initial capital investment of \$6.5 million.

**THIS ITEM IS FOR DISCUSSION AND POSSIBLE ACTION.**

**Responsible Department**

This item is submitted by Assistant City Manager Milton Dohoney, Jr. and the Phoenix Convention Center Department.

**13 Transdev RCC Bus Contract Extension**

**Page 56**

This report requests the Downtown, Aviation, Economy and Innovation Subcommittee recommend City Council approval to amend and extend Contract 125318 with Transdev Services Inc., for the Rental Car Center busing at Phoenix Sky Harbor International Airport until passenger service commences on Stage 2 of the PHX Sky Train, which is expected to occur in June of 2022. Estimated aggregate spending is \$52 million for the term of the extension.

**THIS ITEM IS FOR DISCUSSION AND POSSIBLE ACTION.**

**Responsible Department**

This item is submitted by Deputy City Manager Deanna Jonovich and the Aviation Department.

**14 Authorization to Issue a Request for Proposals for the Disposition  
of Land and Improvements Located at 1 S. 24th St.**

**Page 58**

This report requests the Downtown, Aviation, Economy and Innovation Subcommittee recommend City Council authorize the issuance of a

Request for Proposals for the sale and adaptive reuse of the land and improvements located at 1 S. 24th St., and authorization to begin negotiations with the recommended proposer.

**THIS ITEM IS FOR DISCUSSION AND POSSIBLE ACTION.**

**Responsible Department**

This item is submitted by Deputy City Manager Deanna Jonovich and the Aviation and Community and Economic Development departments.

**15 Authorization to Enter into a Development Agreement for the Sale and Development of a City-Owned Parcel at 30 N. 1st St. Page 60**

This report requests the Downtown, Aviation, Economy and Innovation Subcommittee recommend City Council authorization to enter into a sale and development agreement, and other agreements as necessary, with Berger Holdings, LLC, or its City-approved designee, for the sale and development of the City-owned parcel located at 30 N. 1st St., at the southeast corner of Central Avenue and Adams Street in downtown Phoenix. The Project will create a one-time purchase price to the City of \$2.8 million.

**THIS ITEM IS FOR DISCUSSION AND POSSIBLE ACTION.**

**Responsible Department**

This item is submitted by Deputy City Manager Deanna Jonovich and the Community and Economic Development Department.

**16 Medical Marijuana Dispensary Operating Hours - Z-TA-2-18 Page 62**

This report provides the Downtown, Aviation, Economy and Innovation Subcommittee information about a proposed text amendment to the Zoning Ordinance, Z-TA-2-18, regarding Amending Chapter 6, Section 623 (Commercial C-2 District- Intermediate Commercial), and Section 627 (Industrial A-1 District - Light Industrial District) of the Phoenix Zoning Ordinance related to the operating hours for non profit medical marijuana dispensaries.

**THIS ITEM IS FOR DISCUSSION AND POSSIBLE ACTION.**

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

**INFORMATION AND DISCUSSION (ITEM 17)**

**17 FAA Flight Path Update**

**Page 72**

This report provides an update to the Downtown, Aviation, Economy and Innovation Subcommittee on progress made by the Aviation Department in addressing noise issues created by the Federal Aviation Administration's (FAA) implementation of new flight paths at Phoenix Sky Harbor International Airport.

**THIS ITEM IS FOR INFORMATION AND DISCUSSION.**

**Responsible Department**

This item is submitted by Deputy City Manager Deanna Jonovich and the Aviation Department.

**CALL TO THE PUBLIC**

**FUTURE AGENDA ITEMS**

**ADJOURN**



For further information or to request reasonable accommodations, please call Jennifer Wingenroth, Management Assistant II, City Manager's Office at 602-262-7526. 7-1-1 Friendly

Persons paid to lobby on behalf of persons or organizations other than themselves shall register with the City Clerk prior to lobbying or within five business days thereafter, and must register annually to continue lobbying. If you have any questions about registration or whether or not you must register, please contact the City Clerk's Office at 602-262-6811.

**Members:**

Councilman Daniel Valenzuela, Chair  
Mayor Thelda Williams  
Councilman Michael Nowakowski  
Councilwoman Laura Pastor



City of Phoenix

**Downtown, Aviation, Economy and Innovation  
Subcommittee**

**City Council Report**

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**Agenda Date: 6/6/2018, Item No. 1**

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**For Approval or Correction, the Minutes of the Downtown, Aviation, Economy and Innovation Subcommittee Meeting on May 2, 2018**

**Summary**

This item transmits the minutes of the Downtown, Aviation, Economy and Innovation Subcommittee Meeting on May 2, 2018, for review, correction or approval by the Downtown, Aviation, Economy and Innovation Subcommittee.

The minutes are attached.

**Responsible Department**

This item is submitted by Deputy City Manager Deanna Jonovich.